



## Arlington Conservation Commission

**Date:** Thursday, August 18, 2022  
**Time:** 7:00 PM  
**Location:** Conducted by Remote Participation

Pursuant to State Legislation suspending certain provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the August 18, 2022, public meeting of the Arlington Conservation Commission shall be physically closed to the public to avoid group congregation. The meeting shall instead be held virtually using Zoom. Please register in advance for this meeting. Reference materials, instructions, and access information for this specific meeting will be available 48 hours prior to the meeting on the Commission's agenda and minutes page.

### Agenda

1. Administrative
  - a. Approval of August 4th, 2022, Meeting Minutes
2. Updates
  - a. Park & Recreation Commission Liaison
  - b. Water Bodies Working Group
  - c. Tree Committee Liaison
  - d. Permit Updates and Enforcement Actions
3. Discussion
  - a. Application to Conservation Stewardship Fund by Friends of Spy Pond Park

D. Morgan will present for discussion and approval a request from the Friends of Spy Pond Park for funding through the Conservation Stewardship Fund for management of the planting beds and invasive species.
  - b. Knotweed Management at Millbrook Square Apartments

D. Morgan will request the Commission's input on treatment options for ongoing invasive management work at 17 Mill Street.
  - c. Draft Arlington Wetland Bylaw Regulation Updates

D. Morgan will request the Commission's input regarding the standard conditions included with Orders of Conditions.

4. Hearings

**Request for Determination of Applicability: 429 Mystic Street (Continuation)**

Request for Determination of Applicability: 429 Mystic Street (Continuation)

Documents: 429 Mystic Street Flood Plain Mapping

This public hearing will consider a Request for Determination of Applicability for a deck installation at 429 Mystic Street. Work is proposed to be conducted within the 100-foot Buffer Zone and Adjacent Upland Resource Area to Upper Mystic Lake as well as Bordering Land Subject to Flooding (FEMA Zone AE).

**Request for Determination of Applicability: 16 Forest Street**

Request for Determination of Applicability: 16 Forest Street

Documents: 16 Forest Street RDA Submission Package and 16 Forest Street Supplemental Materials

This public hearing will consider a Request for Determination of Applicability for tear down and construction of a two-family residential home. Work is proposed within the 200' Riverfront Area to Mill Brook.



## **Town of Arlington, Massachusetts**

---

### **Application to Conservation Stewardship Fund by Friends of Spy Pond Park**

#### **Summary:**

Application to Conservation Stewardship Fund by Friends of Spy Pond Park

D. Morgan will present for discussion and approval a request from the Friends of Spy Pond Park for funding through the Conservation Stewardship Fund for management of the planting beds and invasive species.



## **Town of Arlington, Massachusetts**

---

### **Draft Arlington Wetland Bylaw Regulation Updates**

#### **Summary:**

Draft Arlington Wetland Bylaw Regulation Updates

D. Morgan will request the Commission's input regarding the standard conditions included with Orders of Conditions.



## Town of Arlington, Massachusetts

---

### Request for Determination of Applicability: 429 Mystic Street (Continuation)

#### Summary:

Request for Determination of Applicability: 429 Mystic Street (Continuation)

Documents: 429 Mystic Street Flood Plain Mapping

This public hearing will consider a Request for Determination of Applicability for a deck installation at 429 Mystic Street. Work is proposed to be conducted within the 100-foot Buffer Zone and Adjacent Upland Resource Area to Upper Mystic Lake as well as Bordering Land Subject to Flooding (FEMA Zone AE).

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	429_Mystic_Street_Flood_Plain_Mapping.pdf	429 Mystic Street Flood Plain Mapping





- Buildings
- Elevation Contour (2ft)
- FEMA 1% - 100 Year Flood
- FEMA Floodway
- Parcels
- MA Highways
- US Highway
- Numbered Routes
- Abutting Towns
- Town Boundary
- Cemetery - Roads
- Road1
- Road2
- Road3
- Road4
- Pavement Markings
- Impervious Surface - For B
- Street
- Street
- Street Island
- Driveway
- Private Lot
- Bike Path
- Roads - For Large Scale (ft)
- Roads - For Small Scale (ft)
- Major Road
- Local Road
- Master Plan Base Map - M
- Water Line
- Water Body



The data on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





## **Town of Arlington, Massachusetts**

---

### **Request for Determination of Applicability: 16 Forest Street**

#### **Summary:**

Request for Determination of Applicability: 16 Forest Street

Documents: 16 Forest Street RDA Submission Package and 16 Forest Street Supplemental Materials

This public hearing will consider a Request for Determination of Applicability for tear down and construction of a two-family residential home. Work is proposed within the 200' Riverfront Area to Mill Brook.

#### **ATTACHMENTS:**

	Type	File Name	Description
▣	Reference Material	16_Forest_Street_Supplemental_Materials.pdf	16 Forest Street Supplemental Materials

<p style="text-align: center;"><b>Redevelopment Standard</b></p> <p style="text-align: center;"><i>“A previously developed riverfront area contains areas degraded prior to 8/7/1996 by impervious surfaces from existing structures or pavement, absence of topsoil, junkyards, or abandoned dumping grounds.”</i></p>	<p style="text-align: center;"><b>Met? If not met, note sq. ft. requiring restoration or mitigation (if allowed)</b></p>	<p style="text-align: center;"><b>Sq. ft. of restoration and/or mitigation proposed (if required)</b></p>
<p>10.58(5)(a) Proposed work shall result in an improvement over existing conditions of the capacity of the riverfront area to protect the interests identified in the WPA*. <b>When a lot is previously developed but no portion of the riverfront area is degraded, requirements of 10.58(4) shall be met.</b></p>	<p>YES</p>	
<p>10.58(5)(b) Stormwater management is provided according to standards established by the Department [see 10.05(6)(k)-(q)].</p>	<p>N/A</p>	<p>&lt;5 UNIT MULT-FAMILY</p>
<p>10.58(5)(c) Proposed work shall not be located closer to the river than existing conditions or 100 feet, whichever is less except in accordance with 310 CMR 10.58(5)(f) or (g).</p>	<p>YES</p>	
<p>10.58(5)(d) Proposed work, including expansion of existing structures, shall be located outside the riverfront area or toward the riverfront area boundary and away from the river, except in accordance with 310 CMR 10.58(5)(f) or (g).</p>	<p>YES</p>	<p>BUILDING HAS BEEN LOCATED OUTSIDE R.A.</p>
<p>10.58(5)(e) The area of proposed work shall not exceed the amount of degraded area, however proposed work may alter up to 10% if the degraded area is less than 10% of the riverfront area, except in accordance with 310 CMR 10.58(5)(f) or (g).</p>	<p>YES</p>	
<p>10.58(5)(f) When an applicant proposes restoration on-site of <b>degraded</b> riverfront area, alteration may be allowed at a ratio in square feet of at least 1:1 of restored area to area of alteration not conforming to the criteria. Areas immediately along the river shall be selected for restoration. Alteration not conforming to the criteria shall begin at the riverfront area boundary.</p> <p>Restoration shall include:</p> <ol style="list-style-type: none"> <li>1. removal of all debris, but retaining any trees or other mature vegetation;</li> <li>2. grading to a topography which reduces runoff and increases infiltration;</li> <li>3. coverage by topsoil at a depth consistent with natural conditions at the site;</li> <li>4. seeding and planting with an erosion control seed mixture, followed by plantings of herbaceous and woody species appropriate to the site;</li> </ol>	<p>YES</p>	<p>REDUCED IMPERVIOUS SURFACES DRAINING TO R.A. IMPROVED LANDSCAPE PLANTINGS. STORMWATER RECHARGE SYSTEMS ADDED</p>
<p>10.58(5)(g) When an applicant proposes mitigation either on-site or in the riverfront area within the same general area of the river basin, alteration may be allowed at a ratio in square feet of at least 2:1 of mitigation area to area of alteration not conforming to the criteria or an equivalent level of environmental protection where square footage is not a relevant measure. Alteration not conforming to the criteria shall begin at the riverfront area boundary.</p>	<p>N/A</p>	
<p>10.58(5)(h) The issuing authority shall include a continuing condition for projects under 310 CMR 10.58(5)(f) or (g) prohibiting further alteration within the restoration or mitigation area, except as may be required to maintain the area in its restored or mitigated condition.</p> <p>Prior to requesting the issuance of the Certificate of Compliance, the applicant shall demonstrate the restoration or mitigation has been successfully completed for at least two growing seasons.</p>	<p>YES</p>	

\* The interests identified in the WPA for Riverfront Area include protecting private or public water supply; protecting groundwater; providing flood control; preventing storm damage; preventing pollution; protecting land containing shellfish; protecting wildlife habitat; and protecting the fisheries.



## **Operation and Maintenance Plan**

This Stormwater Operation and Maintenance Plan covers the post-construction operation and maintenance of the stormwater management system for 16 Forest St. in Arlington, Massachusetts.

The procedures, practices, and schedule outlined in this plan are intended to be ongoing requirements and are an important factor in ensuring the continued proper functioning of the stormwater management system and integrity of the discharged stormwater.

The following maintenance requirements are the sole responsibility of the property owner(s) and/or the properties home owners association.

### **Oil Separator Catch Basin**

- Remove leaf litter and other debris from grate as needed to ensure adequate capacity for collection of runoff.
- Inspect system at least four times per year and clean sump when debris is accumulated to a depth of six inches.

### **Roof Drainage Recharge Systems**

- Inspect systems after every major storm in the first three months of construction to ensure proper stabilization and function. Thereafter, inspect quarterly.
- Clean systems at least once per year, or more frequently, as needed to prevent accumulation of sediment and other debris in the system. Gutters and downspouts should be cleaned late fall/early winter every year.
- Clean structures when debris is accumulated to a depth of 6 inches.

## LEGAL NOTICE CHARGE AUTHORIZATION

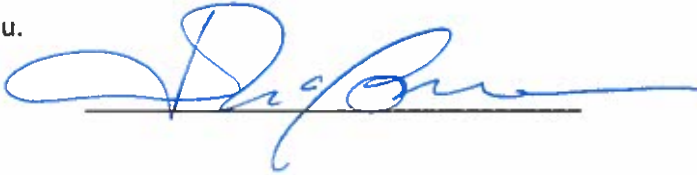
DATE: *July 29, 2022*

TO: *legals@wickedlocal.com*

I hereby authorize Community Newspapers to bill me directly for the legal notice to be published in the Arlington Advocate newspaper on *August 11, 2022* for a public hearing with the Arlington Conservation Commission to review a project at the following location: *16 Forest Street*

Thank you.

Signed:



Send bill to:

*John Carney*

*98 Richfield Road*

*Arlington, MA 02474*

*Phone: 617-590-5485*